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Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: NATHAN WILLIAMS, PLANNER II *NW*
480-503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
480-503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: JUNE 4, 2014

SUBJECT: Z14-13: REQUEST TO AMEND ORDINANCE NO. 2356 AND REZONE APPROXIMATELY 44.6 ACRES OF REAL PROPERTY WITHIN THE VAL VISTA COUNTRY SQUARE PLANNED AREA DEVELOPMENT (PAD), GENERALLY LOCATED SOUTH OF THE SOUTHEAST CORNER OF VAL VISTA DRIVE AND RIGGS ROAD, FROM APPROXIMATELY 44.6 ACRES OF SINGLE FAMILY - 35 (SF-35) ZONING DISTRICT WITH A PAD OVERLAY ZONING DISTRICT TO SINGLE FAMILY - 10 (SF-10) ZONING DISTRICT WITH A PAD OVERLAY ZONING DISTRICT.

STRATEGIC INITIATIVE:

Community Livability

To allow the development of a 90 lot residential subdivision compatible with the current surrounding uses.

RECOMMENDED MOTION

FOR THE REASONS SET FORTH IN THE STAFF REPORT, MOVE TO RECOMMEND APPROVAL TO THE TOWN COUNCIL FOR Z14-13, AS REQUESTED, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT.

APPLICANT/OWNER

Company: EPS Group
Name: Drew Huseth
Address: 2045 S. Vineyard Ave. Suite 101
Mesa, AZ 85210
Phone: 480-503-2250
Email: drew.huseth@epsgroupinc.com

Company: Reserves at Val Vista
Name: Joe Brekan
Address: 1400 E. Southern Ave.
Tempe, AZ 85282
Phone: 602-330-5785
Email: joebrekan@gmail.com

BACKGROUND/DISCUSSION

History

<i>Date</i>	<i>Action</i>
<i>December 19, 2006</i>	The Town Council adopted Ordinance No. 1880 (A06-66) and annexed approximately 156.5 acres including the subject site into the Town of Gilbert.
<i>March 6, 2007</i>	The Town Council adopted Resolution No. 2748 and Ordinance No. 1916 (GP06-08 and Z06-84) that changed the land use and zoning designations for the Reserves at Val Vista I and II, including the 45 acre subject site (Reserves at Val Vista I) from Residential > 0-1 DU/ Acre to Residential > 1-2 DU/ Acre and rezoning from Maricopa County Rural 43 to Town of Gilbert SF-15 PAD.
<i>January 26, 2012</i>	The Town Council adopted Ordinance No. 2356 (Z11-20) that changed the zoning designation for the 45 acre subject site from SF-15 PAD (Reserves at Val Vista I) to SF-35 PAD (The Val Vista Country Square PAD), for a congregate living facility on the subject site.
<i>May 7, 2014</i>	The Planning Commission reviewed Z14-13 as a Study Session item.

Overview

The applicant is requesting to rezone the 44.6 acre subject site to SF-10 PAD for a 90 lot residential subdivision with a combination of 22 lots at 11,900 sq. ft. in size and 68 lots at 12,600 sq. ft. in size. The proposed Reserves Val Vista PAD rezoning site is located in the Santan Character Area. The applicant is not requesting any Land Development Code (LDC) deviations from the conventional SF-10 with the exception of SF-10 lot sizes that are proposed to be larger than the standard 10,000 sq. ft. lots, as noted below in the Site Development Standards Table below.

Currently, the 44.6 acre subject site is zoned SF-35 PAD for a Congregate Living Facility. The PAD entitles the Congregate Living Facility for a comprehensive range of care services including Independent Living, Assisted Living, Memory Care, Skilled Nursing and Hospice, which is known as an “age in place” center allowing residents to move to increasing levels of professional care over time as necessary. Overall, the approved Development Plan contains 47 buildings and 13 buildings with a floor area of 279,414 sq. ft. and all structures are single story. The PAD approves a range of buildings including a dining hall, club house, wellness center and garages along with 140 beds and 116 living units.

Additionally, the approved Development Plan provides a 55 ft. wide private internal loop road with connections from Val Vista Drive to the west. The approved traffic study was prepared for this project, which stated that 805 vehicle trips per day would be generated by the congregate living use.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 0-1 DU/Acre	Maricopa County Rural - 43	Large lot residential uses
South	Residential > 0-1 DU/Acre	Maricopa County Rural - 43	Agrarian/ Equine Uses
East	Public Facility/ Institutional (PF/I)	Public Facility/ Institutional (PF/I)	RWCD Canal
West	City of Chandler - Medium Density Residential	Residential PAD – Lots approx. 7,500 sq. ft. in area	Sun Groves subdivision
Site	Residential > 1-2 DU/Acre	Single Family-15 (SF-15)	Undeveloped

Site Development Standards:

	Previous for Reserves at Val Vista I (Z06-84/ Ord. #1916)	LDC Conventional	Proposed Development for The Reserves at Val Vista (Z14-13)
Zoning District:	SF-15 PAD	SF-10	SF-10 PAD
Number of Lots/ Density	65 lots (Density - 1.45 DU/ Acre)	N/A	90 lots (Density - 2 DU/ Acre)
Minimum Lot Area (sq. ft.)	20,000 sq. ft.	10,000 sq. ft.	11,900 sq. ft. (22 lots) 12,600 sq. ft. (68 lots)
Minimum Lot Dimensions (ft.)	Widths: 110', 115' 120' Depth: 155'	85' x 110'	85' x 140' (22 lots) 90' x 140' (68 lots)
Maximum Height (ft.)/Stories	30'/ 2-stories	30'/ 2-stories	30'/ 2-stories

	Previous for Reserves at Val Vista I (Z06-84/ Ord. #1916)	LDC Conventional	Proposed Development for The Reserves at Val Vista (Z14-13)
Setbacks:			
Front Yard	30'	25'	25'
Side Yard	10'/20'	10'/10'	10'/10'
Rear Yard	30'	30'	30'
Lot Coverage	35% single story 35% two/ three-story	45% single story 40% two/ three-story	45% single story 40% two/ three-story

* *Modified internal street cross-section requested – 33' back of curb public ROW, with 8.5' landscape/ sidewalk easement and 8' PUE.*

CONFORMANCE WITH GENERAL PLAN

The proposed development is located within the Santan Character Area and will remain under the density threshold of 1-2 DU/Acre with 90 lots on 45 acres for a density that conforms and implements the General Plan since it:

- Would help to create a neighborhood with an identity that complements Gilbert's heritage.
- Provides a suitable development and land use density adjacent to large lot residential lots and the existing RWCD canal.
- Makes use of a site that has limited access and not located on an arterial street frontage.

REZONING

The rezoning proposes to develop a residential subdivision within the Santan Character Area, which offers large lots (11,900 – 12,600 sq. ft. minimum) that remain compatible with the land use classification on the subject site (Residential > 1-2 DU/ Acre) and the surrounding parcels. The requested change can be compared to the past approval for The Reserves at Val Vista – this project provides 25 more lots than The Reserves at Val Vista I which had 65 lots (20,000 sq. ft. in area)). The change in density remains in conformance with the current land use designation (Residential 1-2 DU/ Acre).

The main access to the subject site would be via Val Vista Drive, directly west of the subject site. The proposed Development Plan for The Reserves at Val Vista utilizes two (2) access points directly from Val Vista Drive. Secondary/emergency access is anticipated to be provided to the north, across an RWCD easement into an anticipated future residential development (Puri Farms, Z14-08). This connection was also the original design of the Reserves at Val Vista I and II. However, the overall development is now being applied for as two separate projects with the 44.6 acre Reserves at Val Vista piece (Z14-13, formerly The Reserves at Val Vista I) and the 31.8 acre Puri Farms piece (formerly The Reserves at Val Vista II).

PUBLIC NOTIFICATION AND INPUT

A neighborhood meeting was held on February 20, 2014. Comments included access and improvements to Val Vista Drive, infrastructure improvements, perimeter walls, trails, 2-story homes, and the relationship to the Puri Farms rezoning to the north.

SCHOOL DISTRICT COMMENTS

No comments have been received.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. These waivers are located in the case file.

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan, the Santan Character Area, any applicable neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town’s strategic initiative for Community Livability. It supports the motto “Gilbert: Clean, Safe, Vibrant.”

STAFF RECOMMENDATION

For the following reasons: the development proposal conforms to the intent of the General Plan and can be coordinated with existing development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval to the Town Council for Z14-13, a request to amend Ordinance No. 2356 and rezone approximately 44.6 acres of real property within The Val Vista Country Square Planned Area Development (PAD), generally located south of the southeast corner of Val Vista Drive and Riggs Road, from approximately 44.6 acres of Single Family - 35 (SF-35) zoning district with a PAD overlay zoning district to Single Family - 10 (SF-10) zoning district with a PAD overlay zoning district, subject to the following conditions:

1. The Reserves at Val Vista Planned Area Development (PAD) shall be developed in conformance with the Town’s zoning requirements for the Single Family- 10 (SF-10) and all development shall comply with the Town of Gilbert Land Development Code except as modified by the following:

	Proposed Development for The Reserves at Val Vista (Z14-13)
Minimum Lot Area (sq. ft.)	11,900 sq. ft. (22 lots) 12,600 sq. ft. (68 lots)
Minimum Lot Dimensions (ft.)	85’ x 140’ (22 lots) 90’ x 140’ (68 lots)

2. The applicant shall modify the internal street cross-section, per the cross-section detail provided on the Development Plan, noting 33' back of curb public ROW, with 8.5' landscape/ sidewalk easement and 8' PUE

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Nathan Williams', is positioned above the printed name.

Nathan Williams
Planner II

Attachments:

1. Notice of Public Hearing
2. Aerial
3. Zoning Exhibit
4. Development Plan
5. Project Narrative (7 pages)
6. Past Development Plan for The Reserves at Val Vista I: Approved under Z06-84
7. Minutes from the May 7, 2014 Planning Commission study session

June 4, 2014

Notice of Public Hearing

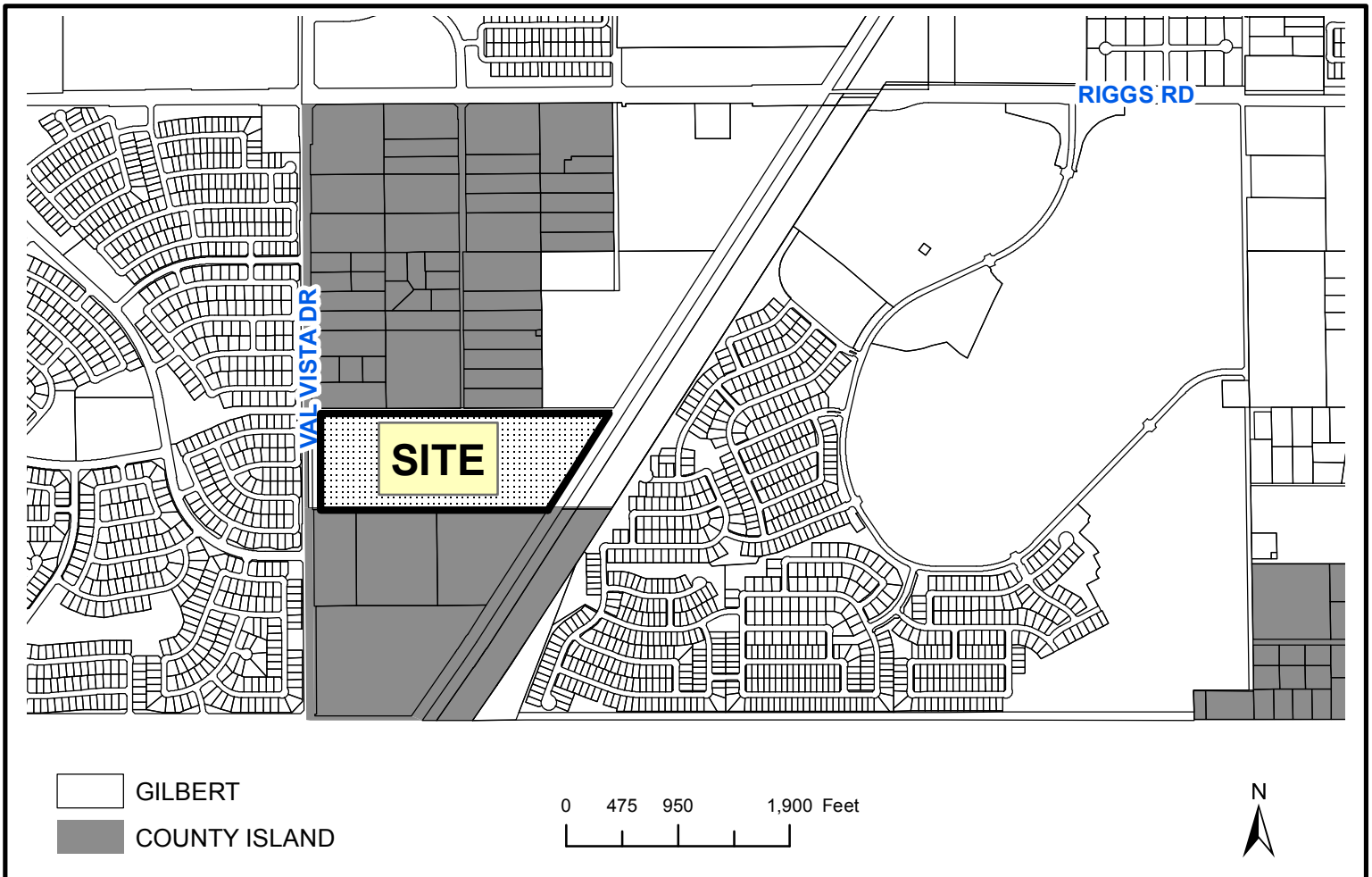
PLANNING COMMISSION DATE:**Wednesday, June 4, 2014* TIME: 6:00 PM****TOWN COUNCIL DATE:****Thursday, June 26, 2014* TIME: 7:00 PM****LOCATION: Gilbert Municipal Center, Council Chambers****50 E. Civic Center Drive***** Call Planning Department to verify date and time: (480) 503-6700**

REQUESTED ACTION:

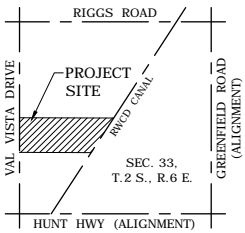
Z14-13: Request to amend Ordinance No. 2356 to rezone approximately 45.85 acres of real property within The Val Vista Country Square Planned Area Development (PAD) and generally located south of the southeast corner of Val Vista Drive and Riggs Road, from approximately 45.85 acres of Single Family - 35 (SF-35) zoning district with a Planned Area Development overlay zoning district to Single Family - 10 (SF-10) zoning district with a Planned Area Development (PAD) overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office, all subject to the conditions of development set forth in the prior ordinance. The effect of the rezoning will be to increase residential density.

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m.

SITE LOCATION:

**APPLICANT: EPS Group, Inc.****CONTACT: Drew Huseh****ADDRESS: 2045 S. Vineyard, Suite 101****Mesa, AZ 85210****TELEPHONE: (480) 503-2250****E-MAIL: drew.huseh@epsgruoupinc.com**

VICINITY MAP



PROJECT DATA

A.P.N. 304-85-007P
CURRENT LAND USE: AGRICULTURE / UNDEVELOPED
EXISTING GENERAL PLAN: RESIDENTIAL > 1 - 2 DU/AC
EXISTING ZONING: SINGLE FAMILY-35 PAD (SF-35 PAD)
PROPOSED ZONING: SINGLE FAMILY-10 PAD (SF-10 PAD)

GROSS AREA: +/- 44.6 ACRES
NET AREA: +/- 43.3 ACRES
(EXCLUDING VAL VISTA DR. 65' R/W)

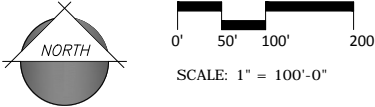
PROJECT TEAM

PROPERTY OWNER:
RESERVES AT VAL VISTA, LLC.
1400 E. SOUTHERN AVE., SUITE 100
TEMPE, AZ 85282
TEL: (480)-330-5785
CONTACT: JOE BREKAN

DEVELOPER:
SHEA HOMES
8800 N. GAINES CENTER DR., SUITE 350
SCOTTSDALE, AZ 85258
TEL: (480)-348-6000
CONTACT: DAVID GARCIA

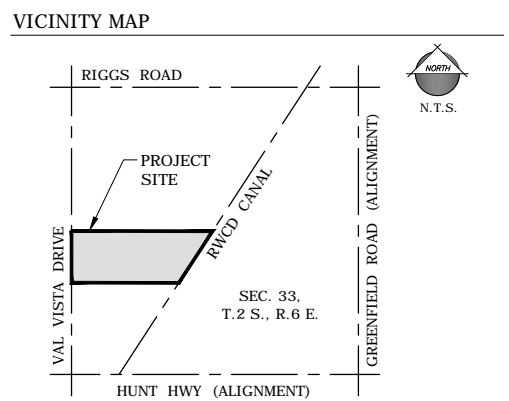
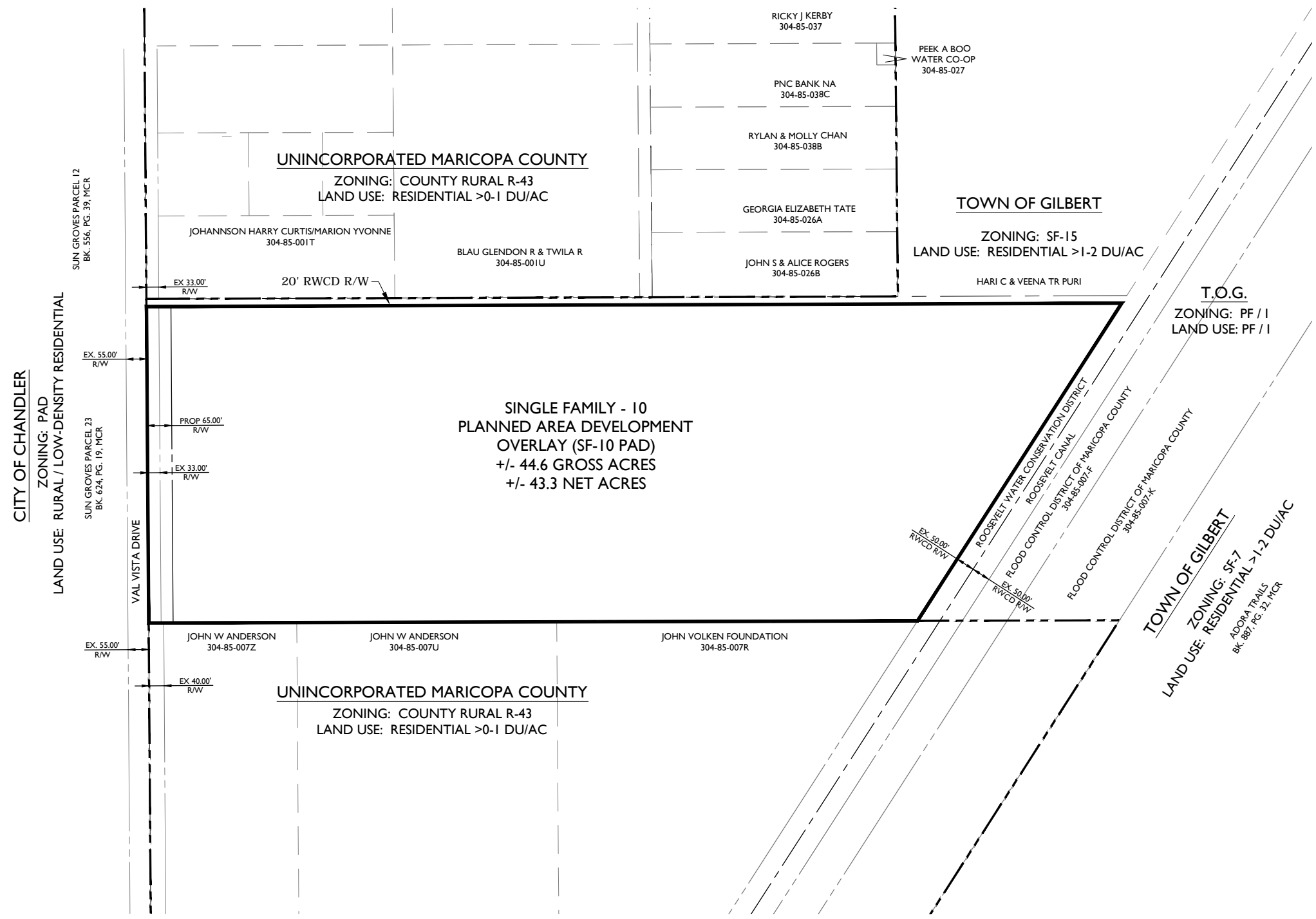
CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DREW HUSETH

Z14-13
Attachment 2: Aerial
June 4, 2014



PROPOSED ZONING EXHIBIT FOR THE RESERVES at VAL VISTA

A PORTION OF THE SOUTHWEST QUARTER, SECTION 33, T.2 S., R.6 E., GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

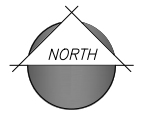


PROJECT TEAM

DEVELOPER: RESERVES AT VAL VISTA, LLC. 1400 E. SOUTHERN AVE., SUITE 100 TEMPE, AZ 85282 TEL: (602)-330-5785 CONTACT: JOE BREKAN	CONSULTANT: EPS GROUP, INC. 2045 S. VINEYARD, SUITE 101 MESA, AZ 85210 TEL: (480)-503-2250 FAX: (480)-503-2258 CONTACT: DREW HUSETH
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PROJECT DATA

A.P.N. CURRENT LAND USE: EXISTING GENERAL PLAN: EXISTING ZONING: PROPOSED ZONING:	304-85-007P AGRICULTURE / UNDEVELOPED RESIDENTIAL > 1 - 2 DU/AC SINGLE FAMILY-35 PAD (SF-35 PAD) SINGLE FAMILY-10 PAD (SF-10 PAD)
GROSS AREA: NET AREA:	+/- 44.6 ACRES +/- 43.3 ACRES (EXCLUDING VAL VISTA DR. R/W)



Z14-13
Attachment 3: Zoning Exhibit
June 4, 2014

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Project: **RESERVES at VAL VISTA**
Gilbert, AZ

Revisions:

FEBRUARY 13, 2014 - PRE-APPLICATION SUBMITTAL	
APRIL 14, 2014 - 1ST SUBMITTAL	
MAY 20, 2014 - 2ND SUBMITTAL	

Call at least two full working days before you begin construction.

ARIZONA 811
One-Stop Service for Public Utilities
In Maricopa County: (800)253-1100

Designer: APH
Drawn by: DCH

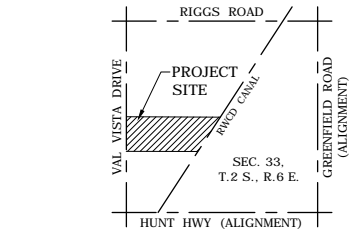
Preliminary
Not For
Construction
Or
Recording

Job No.
14-008

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Sheet No.
1
of **1**

VICINITY MAP



PROJECT DATA

A.P.N. 304-85-007P
CURRENT LAND USE: AGRICULTURE / UNDEVELOPED
EXISTING GENERAL PLAN: RESIDENTIAL > 1 - 2 DU/AC
EXISTING ZONING: SINGLE FAMILY-35 PAD (SF-35 PAD)
PROPOSED ZONING: SINGLE FAMILY-10 PAD (SF-10 PAD)

GROSS AREA: +/- 44.6 ACRES
NET AREA: +/- 43.3 ACRES
(EXCLUDING VAL VISTA DR. 65' R/W)

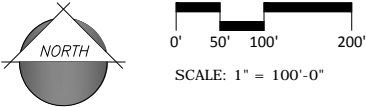
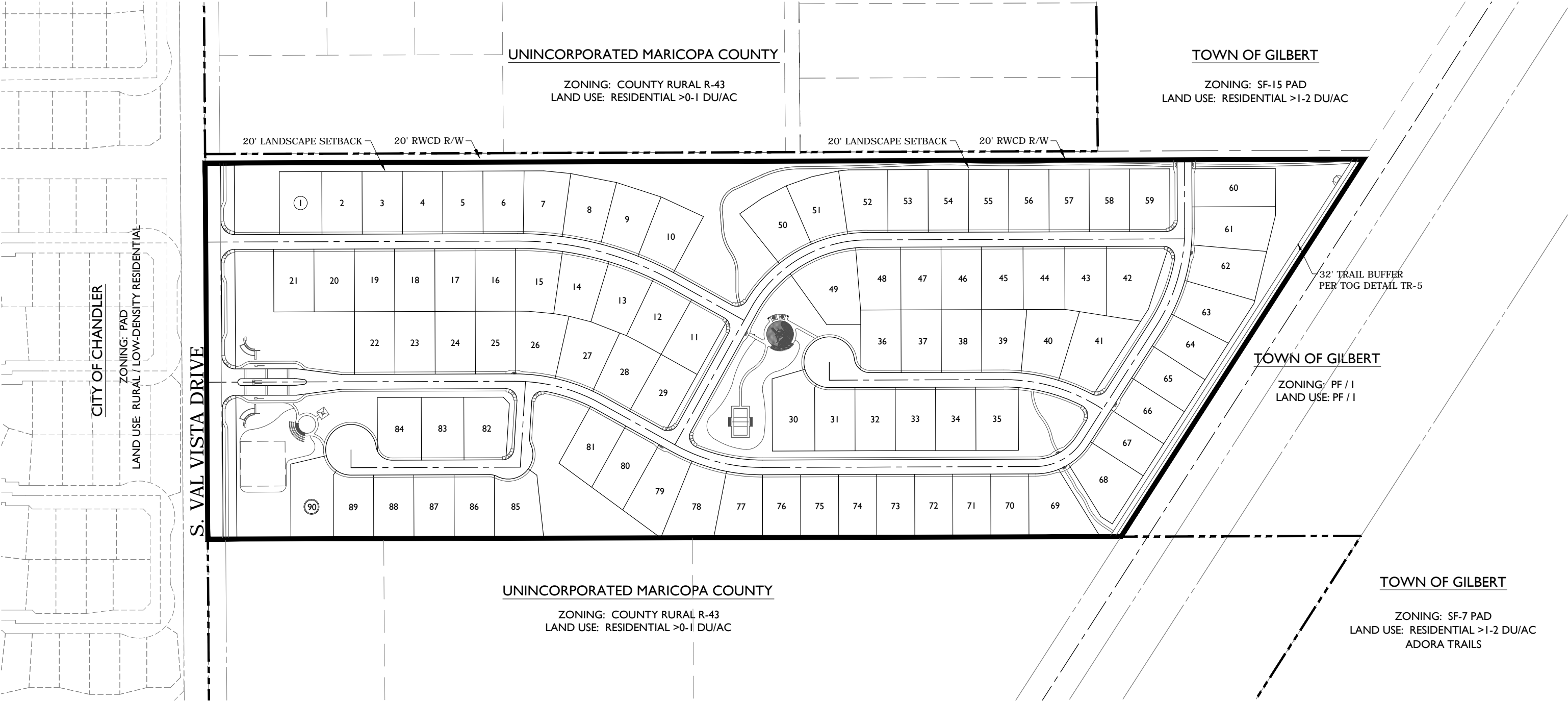
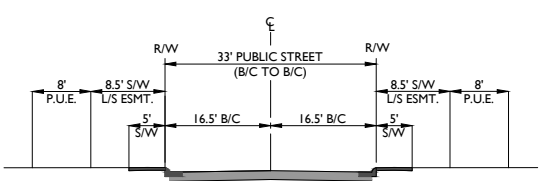
NO. OF LOTS: 90 LOTS
GROSS DENSITY: 2.0 DU/AC

PROJECT TEAM

PROPERTY OWNER:
RESERVES AT VAL VISTA, LLC.
1400 E. SOUTHERN AVE., SUITE 100
TEMPE, AZ 85282
TEL: (602)-330-5785
CONTACT: JOE BREKAN

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DREW HUSETH

PUBLIC STREET CROSS SECTION



The Reserves at Val Vista

PAD Rezoning & Preliminary Plat Narrative

S / SEC Riggs Road & Val Vista Drive

Submitted: April 16, 2014

Revised: May 20, 2014



Property Owner

Reserves at Val Vista, LLC
1400 E. Southern Avenue, Suite 100
Tempe, AZ 85282
Tel: 602-330-5785
Contact: Joe Brekan

Applicant

EPS Group, Inc.
2045 S Vineyard Ave, Suite 101
Mesa, AZ 85210
Tel: 480.503.2250
Contact: Drew Huseh

Introduction

The subject site that is contained in this request is located south of the southeast corner of Riggs Road and Val Vista Drive. This site consists of approximately 45 acres and is Maricopa County Tax Assessor Parcel Number (APN) 304-85-007P. This application submittal consists of two requests. The first is for a Rezoning from the current zoning classification of Single-Family - 35 with a Planned Area Development Overlay (SF-35 PAD) for the development of a Congregate Living Facility to Single Family-10 with a Planned Area Development Overlay (SF-10 PAD). The PAD overlay is to illustrate a residential development layout for 90 single-family residential lots and to provide public street section details for the internal local residential streets. The second request is for review and approval of a Preliminary Plat and Open Space Plan for 90 lots. The effect of these entitlement approvals is to allow for the development of a single-family residential development totaling 90 lots.

Project Data	
A.P.N.	304-85-007P
Current Land Use	Agricultural / Undeveloped
Existing General Plan Land Use Designation	Residential > 1-2 DU/Ac.
Current Zoning District	Single Family-35 PAD (SF-35 PAD)
Proposed Zoning District	Single Family-10 PAD (SF-10 PAD)
Gross Area	+/- 44.6 Acres
Net Area	+/- 43.3 Acres (Excludes Val Vista Drive R/W)
Lot Sizes	
85x140	22 Lots (24%)
90x140	68 Lots (76%)
Total No. Lots	90 Lots



Gross Density	2.0 DU/Ac.
Open Space	+/- 10.69 Ac.
Internal Streets	Public – 33' R/W (b/c to b/c)

Background

<i>December 19, 2006</i>	Town Council adopted A06-66 (Res. 1880) to annex the approximate 156.59 acre of land near Val Vista Drive and Riggs Road including this site.
<i>February 7, 2007</i>	The Planning Commission recommended approval of GP06-08 and Z06-84, The Reserves at Val Vista I.
<i>March 6, 2007</i>	Town Council adopted GP06-08 (Res. 2748) and Z06-84 (Ord. 1916) amending the General Plan from Res>0-1DU/Ac. to Res>1-2 DU/Ac. and rezoned from County Rural- 43 to Gilbert Single Family-35 (SF-35) PAD District for a 45.85 ac. site known as “The Reserves at Val Vista.”
<i>July 11, 2007</i>	Planning Commission approved S07-03, the Preliminary Plat for the Reserves at Val Vista I containing 65 residential lots on the subject 45 acre site.
<i>July 19, 2007</i>	The Design Review Board approved S07-03, the open space plan for Reserves at Val Vista I for the subject site.
<i>March 25, 2008</i>	Town Council gave final plat approval to S07-03, Reserves at Val Vista, however the plat was never recorded.
<i>January 4, 2012</i>	Planning Commission recommended approval of Case Z11-20 Val Vista Country Square Congregate Living rezoning.
<i>January 26, 2012</i>	Town Council approved Case Z11-20 Val Vista Country Square Congregate Living Facility; to rezone the subject 45 ac. site from Single Family- 15 (SF15) PAD to Single Family- 35 (SF-35) with a PAD overlay zoning district and amended development standards.

As noted in the summary above, the Town of Gilbert most recently approved an ordinance to rezone (Town Ref. No. Z11-20) the approximate 45 acre site to Single Family - 35 with a PAD overlay to permit the development of a Congregate Living Facility on the site under the provisions of a Conditional Use Permit, which has since expired. The property ownership group has been proactively attempting to develop the Congregate Living Facility as approved, but the development plans are not feasible and as a result, all development plans have been terminated. In order to put this site to a contributing use and to enable the property to be developed as proposed by the development team, new entitlements must be approved. The proposed residential development will be a very positive addition that is in compliance with the intent and goals of the Santan Character Area.

Surrounding Land Uses



This development is uniquely located and isolated by two major arterials and the RWCD Canal/Maricopa Floodway; adjacent to a more urban environment in the City of Chandler with a minor north/south arterial to the west; and adjacent to the RWCD canal and Maricopa Floodway to the east which is a component of the Town's trail system. The planned development proposal to the northeast, Puri Farms, continues the residential development pattern. Surrounding uses to the north and south not yet within the Town of Gilbert include agricultural uses to the south and low density residential lots of one acre or greater to the north.

Surrounding Existing Use and Zoning Designations		
	Existing Use	Existing Zoning
North	RWCD Right-of-Way; Single Family Residences; and Undeveloped/Vacant	Maricopa County Rural-43; and Town of Gilbert PF/I, and SF-15 PAD (Proposed Puri Farms)
East	RWCD Canal; Maricopa Floodway; and Adora Trails Subdivision	Town of Gilbert PF/I; Maricopa County Flood Control District; and SF-D, 6, 7 and 8 PAD at Adora Trails
South	Agricultural Uses; Against All Odds Foundation (an animal rescue) and Marley Farms equestrian, farm and petting zoo	Maricopa County Rural-43
West	Val Vista Drive, a minor arterial, then the Sun Groves Single Family Subdivision	City of Chandler PAD

Land Use

The Town of Gilbert Land Use Map designates the site as Residential >1-2 du/ac and is located within the Santan Character Area. The Santan Character Area is a geographical area in the Town of Gilbert that was envisioned as a combination of rural residential development and suburban neighborhoods. The majority of the Santan area is planned for residential development ranging from 0-1 du/acre and 2-3.5 du/acre. The proposed residential development is in compliance with Residential >1-2 land use designation for the site and provides a housing opportunity between the 0-1 and 2-3.5 land use designations. **The proposed entitlement applications further supports the Santan Character guidelines and policies:**

- Will help to create a neighborhood with an identity that complements Gilbert's heritage.
- Makes use of a site that has limited access and not located on an arterial street frontage.
- Provides a suitable development and land use density adjacent to large lot residential lots and the existing RWCD canal.



Provide substantial buffering between different land uses and densities.

- Utilize distance separation, walls, drought tolerant landscaping and streets to buffer dissimilar land uses.
- Encourage agricultural themes within the buffer area for residential and commercial development.

Adapt canals, laterals, washes and floodways for recreation and trails.

- Utilize natural and manmade corridors for open space areas.

Plan an area-wide trail/pathway system.

- Provide links and access trails to equestrian and hiking areas.
- Promote a multi-use trail connection from the Santan Area to Santan Regional Park.
- Design corridors utilizing existing washes canals and arterials.
- Coordinate the trail system with neighboring communities.
- Locate private parks and open spaces with adequate access to trails and canals.

The Reserves at Val Vista implements and is consistent with the Santan Character area plan and Residential>1-2 General Plan Land Use Category.

Development Plan

The size, scale and environment of the site is appropriate for a single-family residential development. The development plan has been designed to harmonize and work within the existing parameters and to minimize impacts and disturbances to adjacent land uses. Lot placement, street alignments and open space corridors have been designed to work efficiently and to provide compatibility to the surrounding area.

The development consists of 90 residential lots, which includes 22- 85'x140' – 11,900 sq. ft. lots and 68- 90'x140' – 12,600 sq. ft. lots. The north portion of the property will include the 90'x140' lots and the 85'x140' lots are located along the east and south boundaries of the site. The proposed lot sizes and areas exceed Town Land Development Code (LDC) requirements for the SF-10 zoning district. The overall gross density is 2.0 du/ac and is within the approved General Plan land use designation.

While an increase to the General Plan allowable density is not proposed, we recognize that we are decreasing the sizes of the lots while also adding 25 units to the development. This increase in unit count is necessary and is in compliance with the Town of Gilbert Land Use designation of 1-2 du/ac for the site. The originally approved 65-lot subdivision was designed to include on lot-retention, which was in compliance with Town policies at the time. However, Town subdivision drainage requirements and guidelines have changed and on-lot retention for the previously approved 65-lot development is not allowed today. The 65-lot development plan is not practical. This is actually a good thing, because it has mitigated and eliminated the potential drainage impact on individual lots. Most significantly, it has provided the opportunity to incorporate more active and passive open spaces. This has resulted in more than 24% open



space for the community, more than double what is required, but leaves significantly less area for the design of lots, which results in this approval request to reduce the lot size that was previously approved. With that being said, we recognize the unincorporated Maricopa County acreage properties to the north and thus developed the two lot sizes. The larger 90x140 (12,600 sq.ft.) lots have been incorporated along the north and south-southwest perimeters. Even with slightly smaller lots, open space openings have been incorporated along the north and south perimeter, which is a significant upgrade from the previous approval that incorporated no open space openings with access to parks, trails and canals.

Development Standards

In the developed condition, The Reserves at Val Vista will conform to the Town of Gilbert LDC standards for the Single Family-10 (SF-10) zoning district. No modifications to the LDC Zoning Development Standards are proposed. The Planned Area Development (PAD) overlay request is to illustrate and ensure the conformance to the development of 90 single-family residential lots and to provide a public street section detail for the internal local residential streets.

Circulation

The existing circulation system of the area supports a 90-lot single-family development at this location. Access into the development is provided from two points of access along Val Vista Drive, which currently has two (2) travel lanes with striped median road and intersects with Riggs Road to the north. Val Vista Drive right-of-way dedication along the development frontage will be per Town of Gilbert minor arterial requirements. As previously mentioned, a primary component of the Planned Area Development (PAD) overlay request is to provide a public street section detail for the internal residential local streets. All internal streets will be defined as a 33-foot back of curb to back of-curb public right-of-way with an 8.5 foot landscape/sidewalk easement and an 8-foot P.U.E., which is in conformance with Town of Gilbert standards. A street cross section for the internal local residential streets is detailed on the enclosed preliminary plat.

The Reserves at Val Vista is an independent project and does not rely on the planned Puri Farms to the north / northeast for secondary vehicular access, as two points of vehicular access are provided at Val Vista Drive.

Open Space and Trails

The open space plan for The Reserves at Val Vista will provide approximately 10.69 acres, or approximately 24% of total open space, which is significantly more than the Santan Character Area Plan requirement of 10%. Two trail segments are proposed. A 32 foot trail section is proposed along the western edge of the RWCD canal which implements the Central Trail, and a 5 foot internal trail will connect from the central amenity area of the development to the Central Trail within a 20 foot landscape setback along the north.

Generous open space is provided at the Val Vista frontage to meet the San Tan Character Area Goal of a rural appearance in the form of large landscape tracts adjacent to roadways. Open space and entry monumentation at the Val Vista Drive entrance provides an attractive sense of



arrival and pleasant landscape streetscape into the neighborhood. Interior open space includes active and passive play areas that are connected to the trail system within the development. The open space included in this project will be reviewed and approved by the Design Review Board as this development is greater than 20 acres.

Public Utilities and Services

These Rezoning and Preliminary Plat requests will not adversely affect the ability of the Town to provide municipal services. Similarly, these requests will not have an adverse effect on existing or future public and private open space, recreation, schools or library facilities. The following list identifies public services and the provider for The Reserves at Val Vista:

Water	Town of Gilbert
Sewer	Town of Gilbert
Electric	Salt River Project
Gas	Southwest Gas Company
Telephone	CenturyLink / Cox Communications
Cable Television	CenturyLink / Cox Communications
Police Protection	Town of Gilbert
Fire/Ambulance	Town of Gilbert
Solid Waste	Town of Gilbert
School District	Chandler Unified School District

Roosevelt Water Conservation District

On Wednesday, April 9, 2014, a meeting was held with RWCD to discuss the relationship of the existing RWCD right-of-way and easements along the north boundary of the site. There is an existing 20 foot RWCD right-of-way on the south side of the mid-section and a 20 foot RWCD easement on the north side of the mid-section (San Tan Boulevard alignment) to the north of the development. A cross section detail illustrating the relationship between the RWCD right-of-way, easement and north property boundary has been included on the preliminary plat. All existing RWCD facilities are located outside the boundary of the project. The Reserves at Val Vista presents no impacts and does not require any off-site improvements to existing RWCD facilities.

As previously discussed, the planned Puri Farms development to north / northwest will connect to this development for its secondary point of vehicular access and will be required to complete any necessary improvements to the existing RWCD facilities.

Infrastructure

The Reserves at Val Vista will connect to an existing 16" water main at the intersection of Val Vista Drive and Riggs Road, and extend a 12" water main to the south property line. The onsite water system will require an 8" line size. The onsite line sizes will be designed to maintain adequate operating pressures and flows to serve both the firefighting and domestic water needs for the development.



Sewer service will connect to an existing 18" main at the intersection of Val Vista Drive and Riggs Road, and extend a 12" main from the intersection to the south property line. This service area is designated and improvements made in accordance to the sewer study for the West Santan Area of the Town of Gilbert. The onsite sewer will require an 8" line size.

Phasing

The Reserves at Val Vista is proposed to be developed as one phase. Val Vista Road arterial improvements and all interior streets will developed with the initial construction as will all off-site and onsite improvements. The Reserves at Val Vista is an independent project and does not require any RWCD improvements, or off-site and onsite improvements of the planned Puri Farms development adjacent to the north/northeast.

Maintenance of Streets and Common Areas

A Homeowner's Association (HOA) will be created to own, manage, and maintain all common areas and open space facilities. In addition to these tracts, the HOA will assume the maintenance responsibility for landscaping within the public right of way of the arterial roadway abutting the community's west boundary. Arterial and subdivision local streets will be constructed in accordance with the Town of Gilbert minimum standards, and the Town will be responsible for maintenance of the public streets. All landscaped tracts, open space, retention areas and trail systems will be built and maintained by a homeowners' association. All streets within the development will be public.

Residential Architecture

Building elevations and floor plans have not been provided at this time as the project is in the preliminary design phase. Final architectural elevations, floor plans and details will be provided for the Town's consideration and Design Review action prior to a request for building permits for any of the residential units. Building architecture will be consistent with the Town's Residential Architectural Design Guidelines.

Public Participation

A neighborhood meeting was conducted for the Rezoning and Preliminary Plat pre-application on Thursday, February 20, 2014 at Navarrete Elementary School. The purpose of the meeting was to provide a means for the surrounding neighbors and homeowners associations to review preliminary development proposals and for the applicant to solicit input and exchange information about the proposed development. All required mailing notifications, a meeting summary and list of attendees is included in this application.

Conclusion

The approval of the PAD Rezoning and Preliminary will put this site to a contributing use and initiate development of a single-family residential subdivision totaling 90 lots that is in compliance with the Town's land use designation for the site. This proposed development provides an opportunity for the Town to increase compatible single-family residential development to the area. We respectfully request approval from the Town of Gilbert for the requested PAD Rezoning and Preliminary Plat application submittals.

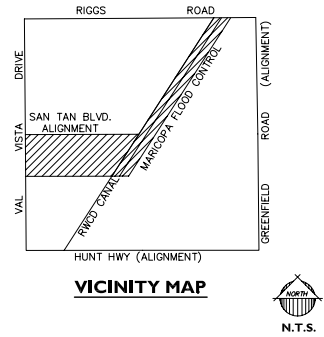


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EPS GROUP INC.
2150-1 S. COUNTRY CLUB DR. STE 22
MESA, AZ 85210
TEL (480)-503-2250
FAX (480)-503-2258

DEVELOPER/ OWNER
JOE BREKAN
REALTY EXECUTIVES
4667 SOUTH LAKESHORE DRIVE
TEMPE, ARIZONA 85282

CONCEPTUAL DEVELOPMENT, LAND USE AND CIRCULATION EXHIBIT FOR THE RESERVES AT VAL VISTA I

A Portion of the Southwest Quarter of Section 33, Township 2
South, Range 6 East of the, Gila & Salt River Base & Meridian,
Maricopa County, Arizona

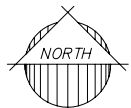


Proposed Land Use	Acres		General Plan Classification		Zoning Districts	
	Gross	Net	Current	Proposed	Current	Proposed
RESIDENTIAL (THE RESERVES AT VAL VISTA I)	45.85	43.27	Residential > 0-1 DU/ac	Residential > 1-2 DU/ac	County Rural-43	SF-15 PAD
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	33.26	33.26	Residential > 2-3.5 DU/ac	Public Facility / Institutional	County Rural-43	PF/I
RWCD CANAL	9.37	9.37	Utility / Transportation Corridor	Utility / Transportation Corridor	County Rural-43	PF/I

DEVELOPMENT DATA												
Proposed Land Use	Acres		Min. Lot Widths	Min. Lot Depth	Min. Lot Area	Minimum Setback			No. of Lots	Gross Density	Open Space	
	Gross	Net				Front	Side	Rear			Landscape Area	
RESIDENTIAL (THE RESERVES AT VAL VISTA I)	45.85	43.30	110', 115', 120'	155'	20,000 sq.ft.	30'	10'/20' Min. bldg separation 30'	30'	65	1.45 DU/ac	6.18 AC.	14% of Net Area

Z14-13
Attachment 6: Past Development Plan for The Reserves at Val Vista I: Approved under Z06-84
June 4, 2014

LOT MATRIX		
Lot Numbers	Lot Dimensions	
1-16, 23-37	120 x 175	
17-22	115 x 185	
38-65	110 x 185	



NOTE
THE RESERVES AT VAL VISTA I IS AN INDEPENDENT PROJECT. PRIMARY AND SECONDARY ACCESS FOR THE RESERVES AT VAL VISTA I WILL BE ALONG VAL VISTA DRIVE.

PHASE II
LOTS 17 AND 18 FOR THE RESERVES AT VAL VISTA I MAY NOT BE BUILT UNTIL THE RESERVES AT VAL VISTA II HAS BEEN FINALIZED.



THE RESERVES AT VAL VISTA I
GILBERT, AZ
CONCEPTUAL DEVELOPMENT, LAND USE & CIRCULATION EXHIBIT

Revisions:
NOVEMBER 13, 2004 - PAD REZONING SUBMITTAL
DECEMBER 13, 2004 - REVISED ENTRY MODIFICATION
JANUARY 12, 2007 - PAD REZONING SUBMITTAL
AUGUST 2, 2007 - EXHIBIT REVISION LOT 5 2437

CALL TWO WORKING DAYS BEFORE YOU GO
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)
Designer: MSE
Drawn by: MSE

Job No.
05-124

Sheet No.
I of I

TOWN OF GILBERT
PLANNING COMMISSION STUDY SESSION
GILBERT MUNICIPAL CENTER, 50 E. CIVIC CENTER DRIVE GILBERT ARIZONA
MAY 7, 2014

COMMISSION PRESENT:

Chairman Jennifer Wittmann
Vice Chairman Joshua Oehler
Commissioner Brigitte Peterson
Commissioner David Blaser
Commissioner Carl Bloomfield
Commissioner Kristofer Sippel
Commissioner David Cavenee
Alternate Commissioner Khyl Powell

COMMISSION ABSENT:

None

STAFF PRESENT:

Planning Services Manager Linda Edwards
Principal Planner Catherine Lorbeer
Senior Planner Maria Cadavid
Planner Amy Temes
Planner Curtis Neal
Planner Nathan Williams

ALSO PRESENT:

Town Attorney Michael Hamblin
Town Attorney Jack Vincent
Recorder Margo Fry

CALL TO ORDER:

Chairman Jennifer Wittmann called the meeting to order at 5:30 p.m.

GP14-06 - Parcels 10 & 17 of Cooley Station: Request for Minor General Plan Amendment to change the land use classifications of approximately 115 acres of real property generally located at the southeast of the southeast corner of Recker and Williams Field Roads from 8.47 acres of Residential >8-14 Du/Acres, and 106.27 acres of Residential > 5-8 Du/Acre land use classifications to 112.74 acres of Residential 3.5 - 5 DU/Acre land use classification and 2.04 acres of Neighborhood Commercial (NC);

Z14-11 - Parcels 10 & 17 of Cooley Station: Request to amend Ordinance[s] No.1900, 2179, 2195, 2304, 2413, 2425, 2443, 2473 and 2485 and rezone approximately 115 acres of real property within the Cooley Station Planned Area Development (PAD) and generally located Recker and Williams Field Roads from approximately 115 acres of Single Family - Detached (SF-D) within a Planned Area Development overlay zoning district to approximately 112.7 acres of Single Family - Detached (SF-D) and 2.04 acres of Neighborhood Commercial (NC) zoning districts.

S14-05 - Parcels 10 & 17 Of Cooley Station: Request To Approve The Preliminary Plat For Parcels 10 & 17 Of Cooley Station, A 416 Lot Single Family Home Subdivision On Approximately 112.7

Planning Commission
Study Session 5-7-14

Chairman Wittmann asked if there was a reason why the applicant chose SF – D versus SF – 6 and greater based on the lot sizes that they are providing within the community.

Planner Temes stated that you get the 60% and 50% lot coverage when you have SF – D and she believed that they were going with a little more of a compact design where they could have detached garages, accessory structures and secondary dwelling units which are standard items that you see in a neotraditional neighborhood and having the increased lot coverage will allow for that flexibility as the neighborhood matures. Also because of much of the product being alley loaded they would have had to modify the side and rear setbacks again. Whatever way they would have decided to go, they probably would have ended up with the same modifications.

Chairman Wittmann said that she was thinking more of the reason for the base zoning being SF–D versus SF–6. She said that she could see an SF–D PAD along the entire property. She said that the reason that she thinks of that is because of the code amendments that they have entertained and reviewed recently and how certain changes were made and only permitted in the SF–6 and greater categories and SF–D is excluded. By doing so it may be excluded from some of the other benefits that the SF–6 categories receive. That is the reason that she was questioning why that particular category was chosen over the SF–6.

Planner Temes said that they went with SF – D as they were looking at doing as minor amendments as they could.

Chairman Wittmann said that she was having a little heartburn in regard to the 2 acre commercial piece and she knew that it was on a collector and was not highly visible but it seems as though it may not be the best use for that piece of property. She said she was afraid that they were carving out 2 ½ acres that may never developed. She said that she was concerned about future uses and the compatibility there.

Commissioner Sippel said that he would like to echo what the Vice Chairman and Chairman Wittmann had said as he did remember it coming before them previously and the school not wanting it for some reason. He said that he would like clarification from the applicant on that.

Z14-13 - Request for review and input to amend Ordinance Nos. 1916 and 2356 and rezone approximately 45 acres of real property within The Reserves at Val Vista Planned Area Development (PAD) and generally located south of the southeast corner of Val Vista Drive and Riggs Road, from approximately 45 acres of Single Family Residential - 35 (SF-35) zoning district with a Planned Area Development overlay zoning district to Single Family Residential - 10 (SF-10) zoning district with a Planned Area Development (PAD) overlay zoning district.

Planner Nathan Williams stated that the applicant is requesting to rezone the 45 acre subject site to SF-10 PAD for a 90 lot residential subdivision. The site is located within the Santan Character Area and is Residential 1 – 2 dwelling units per acre land use designation. They are still compliant with the land use density. In 2007, the site along with the 32 acre site to the North, was part of a General Plan Amendment and rezone for Reserves at Val Vista and this site was designated SF – 15 PAD and had 65 lots. Planner Williams displayed an exhibit and noted that the 45 acres as well as the 32 acres was originally planned as one development. In 2012 the 45 acres was rezoned again to SF – 35 PAD specifically for a congregate living facility which included assisted living, memory care, hospice, skilled nursing and independent living. There were a total of 47 buildings. Planner Williams stated that this development plan is no longer feasible for the owners and they are requesting to rezone the 45 acres to SF – 10 PAD. The proposed development plan was displayed and it was noted that they are not requesting any deviations from the development standards so all the setbacks are the same. There are two main access points From Val Vista Drive and a 3rd access is proposed on the northeast corner of the site which will connect to the secondary 32 acres. The layout and design exhibits were shown and it was noted that there would be a subsequent preliminary plat. One of the benefits of the smaller 90 lots will be more open space and more flexibility and usable space. Approximately 20% open space is proposed

Commissioner Cavenee asked how far apart the two ingress points were off of Val Vista Drive.

Planner Williams said that he did not know the exact distance; however, it was based upon the standard separation requirements. He said that he would get a solid number.

Commissioner Cavenee asked if the other ingress point was being coordinated with the adjacent landowner to tie into.

Planner Williams said that was correct. The other property owner came in for a rezoning as well. They are not ready to come forward to a study session currently but the case is active. The connection is to tie into the 156 Street alignment and will keep circulation open. There is also a RW CD easement along the North property line.

Vice Chairman Oehler asked what the open space differential was between this design and the other one in terms of percentages.

Planner Williams said that the original plan was 14%.

Vice Chairman Oehler said that he preferred the current site. He asked how accessible the open space was behind lot 60 and 61.

Planner Williams said that piece could be accessed along the North.

Vice Chairman Oehler said that what he meant was how usable was the piece. He said that it could be a nice little pocket park for after a jog etc.

Discussion of Regular Meeting Agenda

No Changes were made.

ADJOURN MEETING

Study Session Meeting adjourned at 6:10 p.m.

Chairman Jennifer Wittmann

ATTEST:

Recorder Margo Fry